091.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,500 / 755,500
					USE VALUE:	755,500 / 755,500
					ASSESSED:	755,500 / 755,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ROCKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACGILLIVRAY ROBERT V
Owner 2:	MACGILLIVRAY RACHELLE M
Owner 3:	
Street 1:	37 ROCKLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACGILLIVRAY ROBERT V -
Owner 2:	MACGILLIVRAY RACHELLE M -
Street 1:	37 ROCKLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,818 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1974, having primarily Wood Shingle Exterior and 1939 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3818.000	381,300		374,200	755,500
Total Card	0.088	381,300		374,200	755,500
Total Parcel	0.088	381,300		374,200	755,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.59 | /Parcel: 389.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	58733
GIS Ref	
GIS Ref	
Insp Date	04/09/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,300	0	3,818.	374,200	755,500	755,500	Year End Roll	12/18/2019
2019	101	FV	279,000	0	3,818.	379,500	658,500	658,500	Year End Roll	1/3/2019
2018	101	FV	279,000	0	3,818.	283,300	562,300	562,300	Year End Roll	12/20/2017
2017	101	FV	279,000	0	3,818.	256,600	535,600	535,600	Year End Roll	1/3/2017
2016	101	FV	279,000	0	3,818.	245,900	524,900	524,900	Year End	1/4/2016
2015	101	FV	270,900	0	3,818.	208,500	479,400	479,400	Year End Roll	12/11/2014
2014	101	FV	270,900	0	3,818.	197,800	468,700	468,700	Year End Roll	12/16/2013
2013	101	FV	270,900	0	3,818.	188,200	459,100	459,100		12/13/2012

!7410!

PRINT

Date	Time
12/10/20	22:03:01

LAST REV

Date	Time
06/21/12	15:02:48
apro	
7410	

USER DEFINED

Prior Id # 1:	58733
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACGILLIVRAY RO	30089-195		4/26/1999	Family	1	No	No	4	
KERNAN EDWARD	26620-435		8/29/1996		205,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2012	563	Redo Kit	26,000	C				
3/31/2009	182	Manual	7,500	C				
1/16/2004	26	Manual	4,350	C				REMOVE FRONT STAIR
2/19/2002	148	Addition	28,000	C		G4	GR FY04	18X20 ADDITION/10X

ACTIVITY INFORMATION

Date	Result	By	Name
6/21/2012	Info Fm Prmt	BR	B Rossignol
4/9/2009	Measured	197	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/26/2000	Measured	163	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3818		Sq. Ft.	Site		0	70.	1.40	5									374,177						374,200	

Total AC/HA: 0.08765 | Total SF/SM: 3818 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 374,177 | Spl Credit | Total: 374,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	9.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	9.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.33359373
Const Adj.:	1.00999999
Adj $ / SQ:	181.836
Other Features:	91431
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	421827
Depreciation:	40495
Depreciated Total:	381332

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

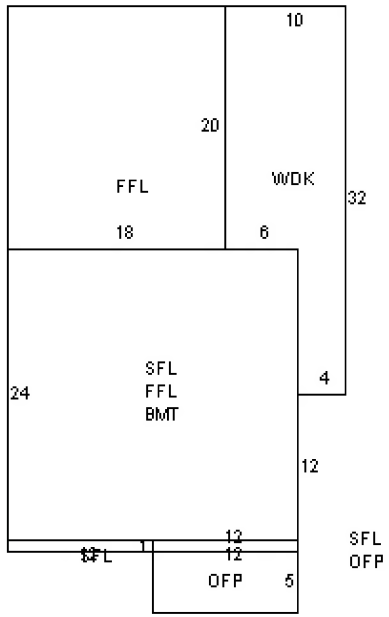
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.84
Special Features:	0	Val/Su Net:	156.78
Final Total:	381300	Val/Su SzAd	248.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	936	181.840	170,198
SFL	Second Floor	600	181.840	109,101
BMT	Basement	576	79.370	45,718
WDK	Deck	248	10.130	2,513
OFP	Open Porch	72	39.810	2,866

Net Sketched Area:	2,432			Total:	330,396
Size Ad	1536	Gross Are	2432	FinArea	1939

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	